



CITY OF NEWTON, MASSACHUSETTS

Chestnut Hill Historic District Commission

A G E N D A *

Date: April 17, 2014
Time: 7:30 p.m.
Place: Room 202

Setti D. Warren
Mayor

Candace Havens
Director
Planning & Development

Members

John Wyman, Chair
Joyce Dostale
Robert Imperato
William Roesner
Samuel Perry, Alternate
Peter Vieira, Alternate

- 1. 32 Suffolk Road – Certificate of Appropriateness**
Request to amend front portico and balustrade plan
- 2. 350 Beacon Street – Certificate of Appropriateness**
Request to replace approximately 20 windows
- 3. 25 Chestnut Hill Terrace – Certificate of Appropriateness**
Request to replace deck, add fence and terrace
- 4. 18 Nancy Road – Certificate of Appropriateness**
Request to build retaining wall and entrance walk
- 5. 82 Beacon Street – Certificate of Appropriateness**
Request to replace eight front windows
- 6. 163 Suffolk Road.- Certificate of Appropriateness**
Request to construct rear attached garage
- 7. 374 Hammond Street – Working Session**
Request to build new residence
- 8. Administrative Discussion:**
 - a) Minutes**

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*Supplementary materials are available for public review in the Planning Department on the second floor of City Hall by one week before the meeting. For more information **contact the Planning and Development Department 617.796.1120**. The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, please contact the Newton ADA Coordinator, Joel Reider, at least two days in advance of the meeting: jreider@newtonma.gov . or 617-796-1145. For Telecommunications Relay Service dial 711.

TO: Chestnut Hill Historic District Commission Members

FROM: Katy Hax Holmes, Senior Planner

SUBJECT: Additional Information For March Meeting

25 Old Orchard Road – Certificate of Appropriateness

Request to replace wood gutters with custom fiberglass gutters, and install casement windows at back west side of house

The owners of this property, Thomas and Natasha Fox, wish to replace their wooden gutters with a fiberglass gutter that is custom-made to match the existing gutter profile, but has a thinner sidewall so as to accommodate more water. The existing gutters are 5 ¼" wide and 4" tall with a 2 ¼" wide by 2" tall bed-mold underneath. The new fiberglass gutters will be molded from this profile. Gutters will be installed on repaired fascia boards and painted. Staff recommends approval for this new gutter system, which has already been approved on historic homes in the Newton Upper Falls Historic District and is virtually indistinguishable from wood when viewed from a public way.

New casement windows to match existing on the rear kitchen addition are proposed for the driveway side of the kitchen wing. These windows consist of a set of three long rectangular panes topped by a set of three smaller panes (a photo is enclosed in your packets). The proposed location for the windows is currently windowless. Staff recommends approval of these windows for their consistency with existing casements, and the fact that they are minimally visible from a public way.

374 Hammond Street – Certificate of Appropriateness

Request to approve new residence

In response to comments received at previous meetings regarding proposed plans for this residence, drawings of a proposed new residence will be presented for approval. The concept features the limestone/cement masonry elements discussed at a previous meeting. The design is Colonial Revival in style with a hipped roof, gabled dormers with returns, and columned front porch, but the amount of architectural detail on this current iteration has been reduced. Brian Lever had the following comments regarding the previous concept at the last meeting; my updates follow in bold type.

- 1) According to the site plan the west façade with the garage entrances appears to be a long linear plane. Some changes in depth and plane along this façade would break-up the building's mass and could perhaps be accomplished on the second floor or by having one less garage space. **New plans show a hipped trim roof over the garage, which provides a visual break in the verticality. The garage doors are also less 'busy' in the current iteration, with vertical elements proposed rather than multiple panels. In addition, the segmental arch treatments with keystones over each window have been removed on the current plan. The central hipped roof has also been lowered, and a second-story scrolled balustrade proposed above the front colonnade porch has been removed.**
- 2) The proposed parking court along the west façade appears quite large compared to the car shown on the plan, though no scale is available. **No driveway plan was provided with the current drawings. The owner said no changes have been proposed, and that he wants to stay with the circular drive concept.**
- 3) The windows shown primarily are 6/6 a nod to the historic character of the area, but are not necessary for a new building; a different muntin pattern is advisable. **The owner has presented 1/1 windows on the drawings, and confirmed that the proposed windows will be 1/1.**
- 4) While Colonial Revival in style the building differs from other Colonial Revivals in the district with its form including the asymmetry on the front façade and two-story bays on the west and north facades; a scaled site plan is necessary to assess the mass and character of the building versus the lot and neighborhood. **No scaled site plan was provided with this submission, but the owner is working with his architects to have a site plan schematic completed in time for the meeting.**

32 Suffolk Road – Certificate of Appropriateness

Request to add new entry, roof balustrade, and three dormers

Ruthanne Fuller, Ward 7 Alderman, has signed this application as the owner on behalf of the couple who will be buying this home in June 2014. This application seeks Commission approval for a new cast stone portico and a new pair of entry doors with a transom. Three new arched-pediment brick dormers are also proposed for the roof, and a balustrade that reportedly ran the length of the roof will be restored. Visibility for most of this proposed work will be limited by conifers along the entrance drive, as well as proposed ornamental trees on each side of the entrance.

Administrative Discussion:

a) Minutes

Draft minutes for the December meeting are enclosed for your review. The Commission did not meet in January or February.